

BOARD OF ADJUSTMENTS
CITY OF WINTER PARK, FLORIDA



Regular Meeting

July 15, 2014

Commission Chambers

5:00 P.M.

PRESENT

Phil Kean, Chair, John Simpson, Vice Chair, Jeff Jontz, Patrice Shirer, Cynthia Stollo, Robert Trompke, and alternate member, Brian Mills . George Wiggins, Director of Building and Kimchi Tran, Recording Secretary. Ann Higbie was absent.

MINUTES

Cynthia Stollo made a motion, seconded by Jeff Jontz, to approve the minutes from the June 17, 2014 meeting. The minutes were approved by a vote of, 7-0.

OPENING STATEMENT AND PUBLIC COMMENTS

Mr. Kean explained the rules of procedure for variance cases and opened the floor for any public comments.

NEW BUSINESS

1. Request of Myrna Pearce for variances to allow the construction of a porte cochere with an area of 304 square feet and a side yard setback of .3 feet in lieu of the maximum allowed area of 250 square feet and required setback of 5 feet.

Located at 621 Osceola Avenue

Zoned: R-1AA

George Wiggins, Director of Building re-stated the request and gave the following staff report:

This property is a corner lot at Osceola Avenue and Osceola Court with its side yard abutting the Polasek Museum property. A driveway exists along the side of the existing home, and the owner desires to construct a porte cochere in order to have an entry into the home from a covered driveway area. There is no existing garage or carport on this property with a covered entrance into the home.

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The requested distance from the lot line and the extra area requested for the porte cochere is to allow a 9 foot wide driveway and to allow adequate coverage for a large vehicle while being placed sufficiently far enough from existing steps which protrude 3.5 feet from the home.

A document has been provided from the Polasek Board of Trustees approving of the placement of the porte cochere subject to the structure not be closer than .5 feet from the common lot line between the two properties in order to prevent potential interference with a future wall or fence on the Polasek Museum property. The Polasek Museum is the only property impacted by this request.

The proposed structure does not exceed the allowable floor area ratio or impervious coverage for this property.

Board member, Cynthia Strollo personally met with the applicant, Myrna Pearce, and reviewed the home inside and out to gain a better understanding of the request.

Myrna Pearce, the applicant, stated that she asked for an area of 304 square feet to allow suitable coverage for a very large vehicle and believes there was a porte cochere at this location previously. She also stated that she has lived in the house since 1989 and has done renovations over time that retain the historic appearance of the home. She emphasized the impervious lot coverage ratio does not change with this request.

FINDINGS

The Board Members expressed some concerns about roof drainage onto the neighboring property but concluded that a proper guttering system will prevent that. They discussed having a garage or some cover at another location.

The Board concluded that this location with the existing side entry door is an appropriate placement of the drive through carport with no impact on the neighboring museum property.

In addition, the Polasek Museum trustees expressed no objection to this request.

ACTION

Based on these findings, John Simpson made a motion, second by Brian Mills to approve the variance with the correction that the setback be .5 feet. The motion passed by a vote of 5-2, with Jeff Jontz, Patrice Shirer voting in opposition, and the request was approved.

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2. Request of Suzanne Saltsman for a variance to allow the construction of a room addition (67 square feet) and enclosure of an existing porch (101 square feet) exceeding the allowable floor area of 55%.

Located at 545 Fairfax Avenue

Zoned: R-2

George Wiggins, Director of Building re-stated the request and gave the following staff report:

The Pennsylvania Place Condominiums were built in 1984 within the R-2 Zoning District under conditional use zoning provisions known as cluster housing. At the time they were built, this zoning district did not contain any limitations on floor area ratio. However, the building did have limitations known as building coverage, and those provisions were met at the time and are still met with the proposed addition.

Around 1990, the zoning criteria of floor area ratio was adopted for residential buildings and was established in each of the various City Zoning Districts. For all building types in the R-2 Zoning District a maximum floor area ratio of 55% was established.

On this site which has an area of 14,905 square feet, the gross area of the four condo units is 10,074 square feet which is a floor area ratio of 68.6%. The applicant proposes to enclose 101 square feet of existing covered porch area plus add 67 square feet of new building area in a location on Unit C which already is enclosed on 3 sides and virtually adds no visible building area from the street and very little visibility from the townhome from the abutting property on the north side.

Letters expressing no opposition to this request have been received from the owners of units A and B. The owner of unit D has expressed no opposition to the applicant verbally but that owner has been living out of the country, however, a letter of non-objection was presented to the Board at this meeting.

Suzanne Saltsman, the applicant, stated the unit and the roof line will not change, and the fire place has been removed already because it was in poor condition. Also, the unit

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has been vacant a long time and requires remodeling and updating. The small infill area will be enclosed along with the porch area and cannot be seen by other condo owners.

Michael Muscafo, the neighbor and the president of the condo association, stated the unit has been vacant for five years, and the unit needs to be improved to help the whole neighborhood and spoke in favor of the request.

Elizabeth Eckbert, the adjacent neighbor, stated the quality of the unit will improve the value of the condominiums and spoke in favor of the request.

FINDINGS

Most Board Members expressed difficulty in finding a hardship. However, the Board understood adding only 67 square feet in a small unit would make a huge difference in the quality of the unit, and the improvement of the unit will help the overall integrity of the whole building. They also emphasized that there is no objection from the neighbors most impacted.

ACTION

Based on these findings, Patrice Shirer made a motion, second by John Simpson to approve the variance. The motion passed by a vote of 6-1, with Cynthia Strollo voting in opposition, and the request was approved.

Meeting was adjourned at 6:16 p.m.